

PUD-1-2009

Harker's Landing Phase 1 - Final Plat
2560 South Anna Caroline Drive
RM Zone
11 Units
1.13 Acres

BACKGROUND:

Bart Sharp, representing Holmes Homes, is requesting final plat approval for the first phase in the Harker's Landing PUD. The overall community received preliminary approval in July 2009. This phase of the project is bordered on the north by the Riter Canal, and the east by Anna Caroline Drive. Property to the south and west will be platted at a later date.

STAFF/AGENCY COMMENTS:

Public Works Department:

Authorization required of ditch/water users for any abandonment, relocation, piping or any other modifications to existing ditches or irrigation structures.

Contact Salt Lake County Auditor's Office for approval of street names and subdivision name.

Revisions to plat required.

Flood control and storm water issues to be coordinated with Public Works.

Soils report will be required if basements are proposed.

Utility Companies:

Standard utility easements will be required for this project. Developer will need to coordinate placement of easements.

Granger Hunter Improvement District:

Project is subject to all GHID requirements and design standards.

Fire Department:

Proposed fire hydrant locations need to be shown on subdivision plat.

Project shall meet all provisions of Fire Code relating to this type of development.

Building Division:

If basements are proposed, a soils report will be required.

ISSUES:

- As a reminder to the Planning Commission, the Harker's Landing PUD will be a residential community consisting of 138 units on 13.8 acres. This equates to an overall density of 10 units per acre. During the rezone of this property, a development agreement was reviewed and approved by the Planning Commission and City Council.
 - The site has been designed with alley loaded units. Units designated as A, B & C will be front loaded while units E, F, & G will be rear loaded. The developer has been careful to design the portion of this project adjacent to Anna Caroline with units fronting the dedicated street. This will create a more pleasing street scene and will be consistent with what the City has recommended for town home developments in Highbury.
 - The first phase of this project will consist of 11 units on 1.13 acres. Buildings will consist of 100% masonry products. The architectural style has been labeled as contemporary by the developer. Therefore, building materials will consist of stucco with vertical and horizontal hardi-board. Stone may be added as an additional material. Other masonry products may be used as accents where determined appropriate. If substantial changes are proposed, staff will review these with the Planning Commission during a study session.
 - This phase does offer the two building types. Each of these has varying square footage and within each of these buildings, at least one of the end units will have a master bedroom on the main level. Unit sizes range from 1243 square feet to 1633 square feet. The average dwelling size within the project will be approximately 1504 square feet. Units will have either a courtyard or patio depending upon the unit type.
- X Staff has evaluated this project in regards to the multiple family design standards. The project meets with the standards outlined for pedestrian access and circulation, architecture, building materials, and amenities. Staff will continue to coordinate the design standards as building plans are submitted for review.

- X Access for this development will be gained from Anna Caroline Drive. Anna Caroline Drive was dedicated as part of the West Valley Pavilion Subdivision to the east. The developer of that subdivision, which includes the Winco property, has completed the improvements which allows development of this site to now occur. The north access point of this development will align with the supply access to the Winco property to the east. Internal access will be provided via a private street system. The cross section will provide curb and gutter, a sidewalk on the interior side and 20 feet of pavement.
- X During the approval process for the West Valley Pavilion Subdivision, consideration was given to the Cross Town Trail system. A 10-foot sidewalk has been installed along Parkway Avenue which then turns north on Anna Caroline Drive. This walk will extend northward to the Riter Canal. Although the crossing point of the trail system is not part of this phase, a portion of this 10-foot walk will be installed.
- X Overall, this project consists of 51% open space or 6.98 acres. 3.04 acres, or 22% of the open space will be for active use. In future phases, the developer is proposing a club house, pool, hot tub, walking paths and tot lot. The developer has yet to finalize the amenity package for the overall development. These will be discussed as those phases come before the Planning Commission for final plat approval.
 - The developer is proposing to fence the north side of this development with a vinyl fence. The developer is also installing a 3-rail fence adjacent to Anna Caroline. This fence will provide a sense of separation from the Cross Town Trail and the residential units.
- X During the study session, a question was raised about parking along Anna Caroline. The Public Works Department has recommended against parking along this street. As the development has sufficient off-street parking as well as many guest spaces, parking will not be needed on Anna Caroline. Staff has discussed this with Holmes Homes and learned that they do not desire parking on Anna Caroline
- X Setbacks are being proposed as illustrated on the site plan. The minimum setback adjacent to Anna Caroline will be 25 feet. The rear setback along the perimeter of the development will be 15 feet. All driveways will be 20 feet measured from either the curb or sidewalk.
 - The density proposed for this project will require the property owner and/or developer to participate in the TDR program. As specified in the development agreement, the property owner will need to resolve this issue as part of the subdivision process. Staff will be coordinating this matter as this development moves forward. A resolution to the TDR requirement will need to be satisfied prior to plat recordation.

- The developer is proposing to include two entry features. The detail of these structures was reviewed during the study session. The architecture and design of these features is a reflection on the building design and works well for these locations.
- X The project will be managed by a professional management company. The development agreement addresses this issue and will necessitate the involvement of the developer, HOA, and staff before the project is transferred. This will help reduce the amount of problems that seem to be typical when a project of this size is turned over to an uneducated Home Owner's Association.
- X The developer is contemplating the use of basements for some of the units within this development. Although not originally planned, the developer believes that to better market these units, and in light of nearby competition, basements are not being considered. The developer is in the process of having an updated soils report prepared. This report will determine what locations within the overall site could accommodate units with basements. If basements are proposed for this phase, this report will need to be evaluated by the Building Official and Engineering Division prior to City Council review.

STAFF ALTERNATIVES:

- A. Grant final plat approval for the first phase of the Harker's Landing PUD subject to the following conditions:
 - 1. That the developer resolve all staff and agency concerns.
 - 2. That the Planned Unit Development be subject to the development agreement approved for this project.
 - 3. That an updated soils report be submitted and reviewed by the Building Official and City Engineer prior to final review of the City Council.
 - 4. That the developer adhere to the landscape plan submitted as part of the final plat. Said landscaping shall provide measures to ensure that water conservation techniques will be used in accordance with City ordinances.
 - 5. That all provisions of the West Valley City Fire Department be satisfied including street widths and hydrant locations.
 - 6. That the developer resolve any issues regarding irrigation ditches and irrigation water that may be in use.

7. That compliance be made with Magna Water Improvement District, i.e., water line extensions, connections, water rights and fire protection.
 8. That the subdivision name and street names be approved by the Salt Lake County Auditor's Office.
 9. That proposed building setbacks be in accordance with the site plan reviewed during the July 22, 2009 Planning Commission meeting. Slight modifications can be made to this plan if needed and approved by staff. In no case shall the setbacks be smaller than what is illustrated on this plan.
 10. That specialty lighting be provided throughout the entire development.
 11. That the development site be fenced with a 6-foot vinyl fence. A 3-rail fence shall be installed along Anna Caroline Drive.
 12. That the applicant coordinate all storm water issues with the City Engineering Division. This includes the detention pond at the northeast corner of this phase.
 13. That entry features be installed along Anna Caroline as illustrated during the applicant's presentation.
 14. That building elevations, colors and materials, be in accordance with those illustrated during the July 22, 2009 Planning Commission hearing. Modifications to this requirement will need to be approved by the Planning Commission in a study session.
- B. Continuation, in order for the developer to address issues raised during the public hearing.

Applicant:

Bart Sharp
250 W 10000 S
Sandy, UT 84070

Discussion: Steve Lehman presented the application. Barbara Thomas asked where the storm water drainage will flow to. Steve replied that there are two separate areas: a small section to the north and a section in the center of the project as well. Barbara Thomas asked if fencing on the south of the project can wait to go up until more developments come into that area. Steve indicated that fences often get tagged with graffiti so this could make sense but it wouldn't be a concern until a later phase.

Bart Sharp, the applicant, stated that fencing on the south end is a valuable asset for new homeowners. He added that he would be amenable to discussing the issue when the future phase comes in. Mr. Sharp indicated that the amenities for the project, such as the clubhouse, are scheduled to come at phase 5. By this point there will be 55 units built which will help alleviate the costs for the developer. Barbara Thomas asked if there is a guarantee that these amenities will be constructed. Mr. Sharp indicated that the amenities must be built before approval can be granted for the 6th phase. Steve agreed and added that the amenities are part of the development agreement which runs with the land. Barbara Thomas asked how many years this project will take. Mr. Sharp replied that it could take an estimated 3-3 ½ years.

There being no further discussion regarding this application, Chairman Woodruff called for a motion.

Motion: Commissioner Thomas moved for approval subject to the 14 staff conditions.

Commissioner Garcia seconded the motion.

Roll call vote:

Commissioner Bilic	Yes
Commissioner Conder	Yes
Commissioner Fuller	Yes
Commissioner Garcia	Yes
Commissioner Mills	Yes
Commissioner Thomas	Yes
Chairman Woodruff	Yes

Unanimous –PUD-1-2009 – Approved